

Submitted December 14, 2016
Approved as of
Date December 14, 2016

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 19-2016
Wednesday, October 26, 2016**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, October 26, 2016

PRESENT

Charles Littlefield, Chair
Anne Goodman Gail Sherman
Don Hadley John Tyner, II

Present: Andrew Gunning, Deputy Director
Cindy Walters, Deputy City Attorney
Jim Wasilak, Chief of Zoning
Bobby Ray, Planning Supervisor
Cas Chasten, Principal Planner
Ilene Lish, Senior Civil Engineer, Public Works
David Levy, Chief, Long Range Planning

I. REVIEW AND ACTION

- A. Major Site Plan Amendment STP2016-00278, The Chabad Israeli Center of Rockville –
Continuation of Planning Commission review and deliberation on the proposal to amend approved
Use Permit 2008-00712 to allow for an expansion of the operation and activities of the Chabad
Israeli Center at 216 Rollins Avenue. The property is zone R-75 (single unit detached dwelling,
residential).

Jim Wasilak reviewed the updated information provided by the applicant regarding principal
religious holidays, as well as the draft conditions proposed by staff as directed by the Commission
during their previous discussion of the item.

The applicants, represented by attorneys Steve Van Grack and Steve Robbins, addressed the
Commission and discussed several issues, including major holidays that would be observed off-
site, hours and days of operation on-site, parking, and occupancy of the structure and use of the 2nd
floor.

Following deliberation, Commissioner Tyner moved, seconded by Commissioner Sherman, to
approve the request as amended, with modified findings and conditions. The motion passed 4-1
(Commissioner Goodman voted no, based on concerns with lack of compliance with the earlier
permit).

II. RECOMMENDATION FOR SPECIAL EXCEPTION

Special Exception Application SPX2017-00391, Smartlink LLC on behalf of AT&T- a request to install a temporary 100-foot tall monopole, to accommodate the temporary relocation of existing cellular telecommunication antennas and associated support equipment now located on the existing city water storage tank at 13890 Glen Mill Road. The tank is scheduled for rehabilitation starting January 2017. The property is zone R-400 (Residential Estate). For a recommendation to the Board of Appeals regarding compliance with the Master Plan.

Cas Chasten presented background regarding the case, including the temporary nature of the monopole until it can be reestablished on the water tank. Ilene Lish, Senior Civil Engineer with the Public Works department, discussed the City's project to rehabilitate the water storage tank.

Justin Barlow with Smartlink LLC addressed the Commission.

Commissioner Goodman moved, seconded by Commissioner Tyner, to recommend approval of the special exception to the Board of Appeals. The motion passed 5-0.

III. COMPREHENSIVE MASTER PLAN UPDATE

Monthly Report on Rockville 2040 – The project to update the City's Comprehensive Master Plan.

David Levy reported on a number of recent activities regarding the master plan update process, including the staff work that is currently involved. No action was taken.

IV. COMMISSION ITEMS

- A. Staff Liaison Report** – Mr. Gunning reported on the next Commission meeting and other items.
- B. Old Business** – none
- C. New Business** – Commissioners suggested that zoning regulations for religious uses perhaps should be evaluated for possible amendment.
- D. Minutes** - none
- E. FYI Correspondence** - none

V. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 9:43 p.m.

Respectfully Submitted,

Andrew Gunning, Commission Liaison